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HYDERABAD, MONDAY, JANUARY 19, 2009.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HMDA FOR DECLARATION OF ROAD FROM KACHIGUDA JUNCTION (KACHIGUDA POLICE STATION) TO CHADARGHAT VIA NIMBOLIADDA UPTO TRAFFIC POLICE STATION AND Pr. No. 3-1-326 AS COMMERCIAL ROAD.

[Memo. No.20709/1, /2007, Municipal Administration & Urban Development, 12th January, 2009.]

Whereas, Sri Baburao Yadav has represented Government that he has the owner of the property bearing Pr. No. 2-4-1114 & 1-4-1114/1 situated at Nimboliadda, Kachiguda, Hyderabad and requested for change of land use of the same.

And whereas, V.C., HUDA has stated that the site is vacant and abutting the Kachiguda Junction - Nimboliadda-Koti Road which is 64-00 feet wide and proposed has 100-00 feet in ZDP-II of MCH area. The surroundings of site are developed with mixed activity like Cinema Theatre, Shops and Lodges as the site is nearer to the Kachiguda Railway Station. He has recommended to considered the Change of Land Use as requested by the applicant keeping in view the notification point and surrounding developments. However he has informed that the road from Kachiguda Junction to Nimboliadda - Koti on which site is abutting is not declared as commercial road in G.O.Ms.No. 508, dated 15-11-2002. Hence, the he has requested the Government to take suitable decision in the matter.

And whereas, after orders were issued in G.O.Ms.No. 508, dated 15-11-2002 declaring certain roads as commercial roads no individual cases for change of land use to commercial use are not being considered by the Government. However, in G.O.Ms.No. 766, dated 18-10-2007 it was ordered that apart from the categorization of commercial areas in to A, B & C, commercial uses will be considered only as category-C on a case to case basis as regular change of land use case subject to the site abutting a minimum road with of 60-00 feet and levy of impact fee of three times the rate fixed for category-C. As per these orders, the request of the applicant for change of land use

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from Reservation use to Commercial use can be considered provided he agrees for the activities allowed under category-C and payment of impact fee of Rs. 600/- for Sq.Feet i.e., three times of the rate fixed for category-C.

And whereas, after examining the above proposal, the VC, HUDA and Commissioner, Greater Hyderabad Municipal Corporation were requested to explore and examine whether the road under reference can be declared as commercial road instead of considering Change of Land Use for single plot.

And whereas, VC, HUDA has stated that since the road leading from Kachiguda Junction-Nimboliadda upto Traffic Police Station and Pr.No. 3-1-326 is having mixed land uses including commercial use, it may be considered for declaration of the road as commercial road or change of land use may be made for the site.

Now, therefore, after careful consideration of the matter, Government have proposed to declare the road from Kachiguda Junction (Kachiguda Police Station) to-Chadarghat via Nimboliadda (upto Traffic Police Station and Pr.No. 3-1-326) as commercial road under category-B only in terms of G.O.Ms.No. 766, M.A. & U.D. (I₁) Department, dated 18-10-2007 and authorize the Commissioner, GMCH to grant building permissions on the plots abutting the above road for Commercial, Institutional, Residential purposes (under category-B) except Industrial use at the option of owners of plots irrespective of usages envisaged in the Master Plan, ZDP, subject to the following conditions:

- (1) the said road shall be widened to 100'-0' wide.
- (2) The owners/developers shall leave land affected in road widening and the affected land shall be handed over to GHMC free of cost.
- (3) All conditions stipulated in G.O.Ms.No. 508, M.A. & U.D. Dept. dt. 15-11-2002 and in G.O.Ms.No. 766, MA & UD (I₁) Deptt, dated 18-10-2007 shall be followed and the Impact fees as applicable on the date of issue of Building permission shall be collected by Greater Hyderabad Municipal Corporation.

Accordingly, notice is hereby given that the above draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT NOTIFICATION TO THE HMDA – HERITAGE BUILDINGS FOR DE-NOTIFICATION OF MONTY'S HOTEL BUILDING AT SECUNDERABAD FROM THE LIST OF HERITAGE BUILDINGS.

[Memo. No.1173/I₁/2007, Municipal Administration & Urban Development, 12th January, 2009.]

Whereas, the Government in G.O.Ms.No. 102, MA, dated 23-03-1998 have notified Building Pr. No. 1-7-392 to 395, Sarojini Devi Road as Heritage Building as Grade II (B) Building (Sl.No. 5).

2. Whereas, Sri C. Srinivasulu and Sri C.S. Narasimha Rao in their letters Dated 11-01-2007 and 01-08-2007 have represented that the building bearing Municipal Number Old No. 108 and corresponding to new Nos. 1-7-372 to 395, admeasuring 3237.5 sq.meters, Situated at Sarojini Devi Road (earlier known as Oxford Street), Secunderabad was originally constructed in 1920's by Sri D.N. Chinoy and a Hotel by name Montgomery Hotel was run in the said premises. Presently the above building is owned and possessed by then jointly. Due to oversight proper objections could not be made at the time of calling for objections by the Heritage Conservation Committee for inclusion of the above building in the list of Heritage Buildings and precincts. Further the said building is presently in completely dilapidated condition and the Montgomery Hotel in its original form stopped functioning long back and by any standards it is not a building of regional or local importance and it is not even a local land mark and does not possess any special architectural or aesthetical merit. The said building is neither a model of proportion and ornamentation nor is the work of master craftsman and also not representative of lifestyle of particular community or region and cannot be distinguished by any special setting on the street line and has no special character, facade and has no uniformity of height, width and scale. They have therefore requested to delete the said building from the list of Heritage properties notified in G.O.Ms.No. 102, MA, Municipal Administration and Urban Development Department, Dated 23-03-1998.

3. And Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in his letter No. 1333/Plg./HCC/H/2007, Dated 29-09-2008 has reported that the matter was placed before Heritage Conservation Committee twice on 14-02-2007 and 18-08-2007 and resolved not to agree for deletion of the said building from the Heritage list. On the development plan submitted by the applicants, Heritage Committee suggested for redevelopment of the building in the open areas keeping the existing building intact. Further it is also reported that Mrs. C.S. Narasimha Rao has again represented vide letter Dated 20-09-2008 stating that front facade of the building will be affected in road widening program as per the master plan and once in 1990's due to heavy rain fall a portion of the building was collapsed and also in another collapsed incident one person has died. He has also submitted a certificate from M/s. Raga stating that there is no architectural merit in the said building. In the report of Professor of Civil Engineer, JNTU, it is stated that the centre portion of Building is supported by temporary columns and the roof has poor drainage and the lower portion indicate extensive leakages, during heavy downpours and gales such structure may collapse without giving any warning and may cause loss of life and property and any repair may be costly and may not extend the life of the building beyond five to ten years.

4. Now, therefore, Government, after careful consideration of the matter, in exercise of powers conferred by Regulation `13(3) Hyderabad Zoning Regulations 1981, under sub-section (1) of Section 59 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), keeping in view the structural safety of the buildings and public safety, have proposed to de-notify the premises Nos. 1-7-392 to 395 (Monty's Hotel Building), Sarojinidevi Road, Secunderabad from the list of Heritage Buildings notified in the G.O.Ms.No. 102, MA, Municipal Administration and Urban Development Department, Dated 23-03-1998.

5. Now, therefore, notice is hereby given that the above draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazettee and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Hyderabad - 500 022.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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